060.0	0005	0011.D	1 of 2	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,501,400	/	1,575,500
USE VALUE:	1,501,400	/	1,575,500
ASSESSED:	1,501,400	/	1,575,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
112		LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DSBI LLC
Owner 2:	
Owner 3:	
Street 1:	252 MASSACHUSETTS AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HOUSING CORP OF ARLINGTON -
Owner 2:	-
Street 1:	252 MASSACHUSETTS AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 38,335 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apts 4-8 Building built about 2020, having primarily Conc. Block Exterior and 8301 Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	28751.250	170,400		1,331,000	1,501,400
105	9583.750				
Total Card	0.880	170,400		1,331,000	1,501,400
Total Parcel	0.880	244,500		1,331,000	1,575,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 180.87 | /Parcel: 189.8

Legal Description

User Acct

40002

GIS Ref

GIS Ref

Insp Date

09/21/16

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 060.0-0005-0011.D

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	112	FV		0	38,335.	1,210,000	1,210,000	1,210,000	Year End Roll	12/18/2019
2019	112	FV		0	38,335.	1,210,000	1,210,000	1,210,000	Year End Roll	1/3/2019
2018	112	FV		0	38,335.	1,210,000	1,210,000	1,210,000	Year End Roll	12/20/2017
2017	112	FV		0	38,335.	990,000	990,000	990,000	Year End Roll	1/3/2017
2016	112	FV		0	38,335.	990,000	990,000	990,000	Year End	1/4/2016
2015	112	FV		0	38,335.	836,000	836,000	836,000	Year End Roll	12/11/2014
2014	112	FV		0	38,335.	836,000	836,000	836,000	Year End Roll	12/16/2013
2013	112	FV		0	38,335.	836,000	836,000	836,000		12/13/2012

!5270!

PRINT

Date	Time
12/10/20	20:10:49

LAST REV

Date	Time
12/09/20	14:19:29

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5270

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOUSING CORP OF	74228-465		3/3/2020	Mult Lots	2,415,000	No	No		
GATELY GEORGE W	67880-1		8/25/2016	Change>Sale	1,420,000	No	No		WPA FORM 5 ORDER OF CONDITIONS. BK 70460 PG 4
ROWSELL ROBERT	42150-575		3/2/2004	Portion-Asst	700,000	No	No		
ROWSELL ROBERT	42150-573		3/2/2004	Portion-Asst	300,000	No	No		
ROWSELL ROBERT	27286-85		5/12/1997	Family	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/14/2020	1263	Heat App	48,000	C				
10/14/2020	1264	Heat App	220,000	C				
4/8/2020	414	New Buil	4,460,414	O				
4/8/2020	413	New Buil	1,007,575	O				
4/28/2007	290	Foundati	130,000			G8	GR FY08	FOR 22 UNIT BLDG
11/27/1995	673	Manual	1,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
6/21/2020	Permit Visit	DGM	D Mann
4/13/2017	I & E Return	MM	Mary M
3/6/2017	SQ Returned	MM	Mary M
9/21/2016	Inspected	DGM	D Mann
4/7/2009	Meas/Inspect	201	PATRIOT
6/12/2000	Measured	263	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	40002
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
112	Apts. 8 Plus		38335		Sq. Ft.	Site		0	0.	0.00	AA										105	25					
112	Apts. 8 Plus		22		No. of Un	Site		0	60,500.	1.00	AA									1,331,000						1,331,000	

Total AC/HA: 0.88005 | Total SF/SM: 38335 | Parcel LUC: 112 | Apts. 8 Plus | Prime NB Desc: APT AVG | Total: 1,331,000 | Spl Credit | Total: 1,331,000

Sample output to test PDF Combine only

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	4 - 4 Story		
(Liv) Units:		Total:	6
Foundation:	1 - Concrete		
Frame:	2 - Steel		
Prime Wall:	21 - Conc. Block		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	11 - Membrane		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	2020	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wall			
Sec Int Wall:			%
Partition:			
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:	NC - New Cons't	30.	%
Override:			%
	Total:	30.7	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.00000000
Const Adj.:	0.97930819
Adj $ / SQ:	137.103
Other Features:	0
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	245828
Depreciation:	75469
Depreciated Total:	170359

COMMENTS

Perviously known as 19-R Park Ave..

RESIDENTIAL GRID

1st Res Grid		Desc:	Line 1							# Units:			
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L		O
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	0	BRs:	0	Baths:					HB			

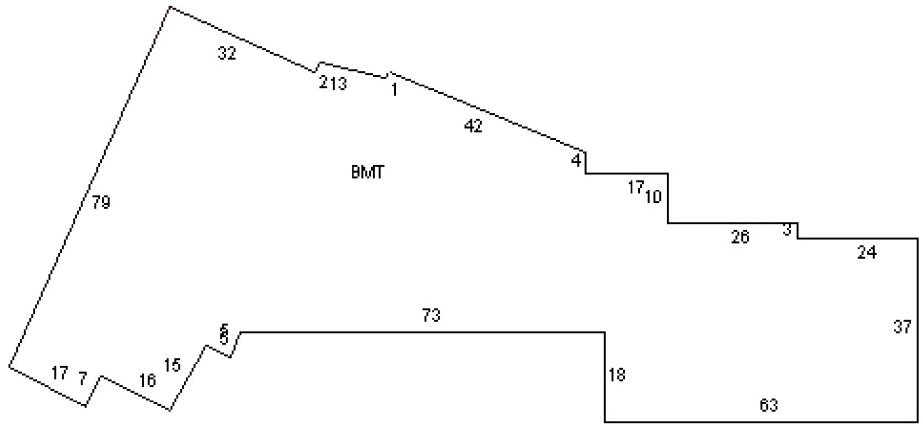
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	8,301	32.900	273,142
	Net Sketched Area:	8,301	Total:	273,142
Size Ad		Gross Are	8301	FinArea 8301

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	SER	100	F	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	123.39
Special Features:	0	Val/Su Net:	20.53
Final Total:	170400	Val/Su SzAd	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 060.0-0005-0011.D

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

Sample output to test PDF Combine only

More: N | Total Yard Items: | Total Special Featues: | Total:

060.0	0005	0011.D	2 of 2	Apartment
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	74,100	/	1,575,500
USE VALUE:	74,100	/	1,575,500
ASSESSED:	74,100	/	1,575,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
112		LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DSBI LLC
Owner 2:	
Owner 3:	
Street 1:	252 MASSACHUSETTS AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 38,335 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Hi Rise Building built about 2020, having primarily Conc. Block Exterior and Square Feet, with 6 Units, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	0.000	74,100			74,100
Total Card	0.000	74,100			74,100
Total Parcel	0.880	244,500		1,331,000	1,575,500

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: 189.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	40002
GIS Ref	
GIS Ref	
Insp Date	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 060.0-0005-0011.D

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

!5270!

PRINT

Date	Time
12/10/20	20:10:52

LAST REV

Date	Time
07/21/20	12:47:27
danam	
5270	

USER DEFINED

Prior Id # 1:	40002
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/21/2020	Permit Visit	DGM	D Mann

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
112	Apts. 8 Plus		0		Sq. Ft.	Site		0	0.	0.00	AA																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 112 | Apts. 8 Plus | Prime NB Desc: APT AVG | Total: | Spl Credit | Total:

Sample output to test PDF Combine only

EXTERIOR INFORMATION

Type:	84 - Apt- Hi Rise		
Sty Ht:	3 - 3 Story		
(Liv) Units:	6	Total:	6
Foundation:	1 - Concrete		
Frame:	2 - Steel		
Prime Wall:	21 - Conc. Block		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	11 - Membrane		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	2020	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wall			
Sec Int Wall:			%
Partition:			
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	0.0	%
Functional:			%
Economic:			%
Special:	NC - New Cons't	20.	%
Override:			%
	Total:	20	%

CALC SUMMARY

Basic $ / SQ:	168.00
Size Adj.:	1.00000000
Const Adj.:	0.97930819
Adj $ / SQ:	164.524
Other Features:	0
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	92643
Depreciation:	18529
Depreciated Total:	74115

COMMENTS

Perviously known as 19-R Park Ave..

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:		BRs:		Baths:		HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

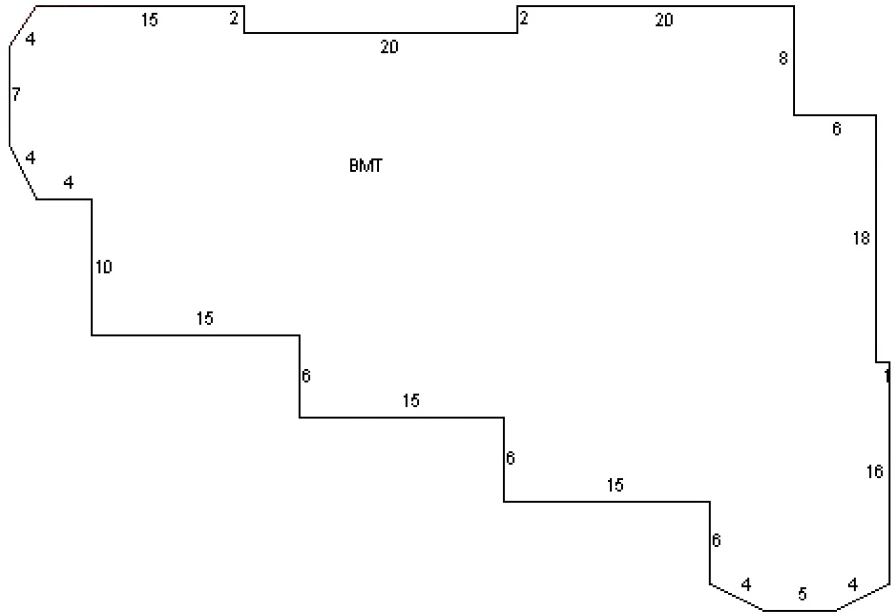
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	164.52
Special Features:	0	Val/Su Net:	39.48
Final Total:	74100	Val/Su SzAd	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,877	49.360	92,643
	Net Sketched Area:	1,877	Total:	92,643
Size Ad		Gross Are	1877	FinArea 0

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

060.0-0005-0011.D

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

Sample output to test PDF Combine only

More:	N	Total Yard Items:		Total Special Featues:		Total:	